

S U M M A R Y

FILE NO.	2273	Thomas Guide Map No.	598
		Date Received:	01/25/08
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ENTITY	City of Issaquah	Date Filed:	
ACTION	Petition for Land Annexation	Expiration 45 Days:	03/15/08
TITLE	Highlands Drive Annexation (Parcel A and Parcel B) 02/14/08	Board Meeting:	

Location	<p>The site is located on the eastern side of the City of Issaquah.</p> <p>Parcel A (the southernmost parcel) is bounded on the north by SE 59th Street (if extended). The western boundary is formed by Highlands Drive NE. The eastern boundary is generally formed by 239th Avenue SE. The southern boundary is generally formed by SE 60th Street (if extended).</p> <p>Parcel B (the northernmost parcel) is generally bounded on the north by SE 58th Street if extended. The western boundary is formed by Highlands Drive NE. The eastern boundary is generally formed by 239th Avenue SE. The southern boundary is generally formed by Black Nugget Road.</p>
Land Area	Parcel A: Approximately 5 acres; Parcel B: Approximately four acres
Land Use	Residential use; Public Uses; Vacant Land
Population	Two persons
Assessed Valuation	\$1,146,000.00
County Comprehensive Plan Designation/Zoning	Urban Residential – Medium Density (R-4 – four dwelling units/acre)
City Comprehensive Plan/Zoning	Urban Residential – Low Density (SF-S –Single-Family Suburban – 4.5 dwelling units/acre)
District Comprehensive Plan	City of Issaquah Comprehensive Plan; Sammamish Water & Sewer District Plan
District Franchise	No franchise is required for service to the Highlands Drive Area.
Urban Growth Area (UGA)	The site is located within the Urban Growth Area as identified under the State Growth Management Act, King County Comprehensive Plan and City of Issaquah Comprehensive Plan
SEPA Declaration	The proposed annexation is exempt from SEPA pursuant to RCW 43.21C.222.

ENTITIES/AGENCIES NOTIFIED:

King County Council Member(s) Kathy Lambert

King County: Clerk of Council, Department of Natural Resources (DNR); Department of Development and Environmental Services (DDES), Department of Assessments, Department of Transportation (DOT), State Department of Ecology (DOE), King County "911" Program, Office of Management and Budget, Deputy Prosecuting Attorneys' Office, King County Records and Election Division, Fire Marshal Division, Historic Preservation Program, Puget Sound Regional Council, Community and Human Services, Public Health Department

Cities: Sammamish

Fire Districts: Eastside Fire & Rescue

Water Districts: Sammamish Plateau Water & Sewer District

Sewer Districts: Sammamish Plateau Water & Sewer District

School Districts: Issaquah School District No. 411

SUMMARY (File No. 2273)

The City of Issaquah proposes annexation of approximately nine acres (Parcel A and Parcel B), known as the Highlands Drive Area. This annexation was proposed under the 60% petition method, pursuant to RCW 35A.14. Issaquah City Council adopted the petition for annexation in July 2007.

The City of Issaquah and King County, together with the Highland Drive Area property owners are seeking annexation, in order to govern properties under City of Issaquah regulations and to ensure the provision – either directly or by contract – of reliable, quality public services (e.g., sewer services) to the subject site.

The site is located on the eastern side of the City of Issaquah. Both Parcel A and Parcel B abut the City of Issaquah. Parcel A (the southernmost parcel) is bounded on the north by SE 59th Street (if extended). The western boundary is formed by Highlands Drive NE. The eastern boundary is generally formed by 239th Avenue SE. The southern boundary is generally formed by SE 60th Street (if extended). Parcel B (the northernmost parcel) is generally bounded on the north by SE 58^h Street if extended. The western boundary is formed by Highlands Drive NE. The eastern boundary is generally formed by 239th Avenue SE. The southern boundary is generally formed by Black Nugget Road.

The unincorporated area is included in the “Land Use Element” of the City of Issaquah Comprehensive Plan and is located within the Issaquah Potential Annexation Area. The proposed action is consistent with City of Issaquah Comprehensive Plan policies addressing annexation, including those provisions which call for inclusion of urban areas within the City, those provisions which preserve and protect critical areas, and those provisions establish and deliver services to incorporated areas.

The City of Issaquah proposes residential zoning at Single Family Suburban (SF-S - maximum 4.5 dwelling units per net acre) in order to achieve urban densities and efficiencies consistent with adopted Countywide goals and City policies for urban growth. The City of Issaquah has planned for growth at this level of urban density and has established standards to guide ongoing uses and new development on the Highlands Drive Area properties following annexation. More specifically, the City of Issaquah is prepared to provide development review based upon local standards and applicable King County guidelines. Similarly, the City will provide environmental review to the annexation area based upon local, regional and state regulations for protection of environmentally sensitive areas.

The City of Issaquah can directly provide (or contract for) urban services to the Highlands Drive Area (Parcel A and Parcel B). For example, upon annexation, the City will provide the Highlands Drive Area with police services. Eastside Fire and Rescue will continue to provide fire protection services and emergency medical services. Sammamish Water and Sewer District will continue to provide water service and sewer services to the Highlands Drive Annexation Area. The City will also establish storm water management system requirements for the Highlands Drive Area.

City and County library facilities, human services programs, law and justice facilities, and parks and recreation facilities would be available to the community. Children would continue to attend schools in the Issaquah School District No. 411.

The City of Issaquah reports that the proposed annexation conforms to the State Growth Management Act (RCW 36.70A.) For example, the annexation is supported by RCW 36.70.20, which requires community planning goals, for urban growth, services and infrastructure, and environmental preservation. Additionally, the application reportedly is consistent with RCW 36.70A.020 (1), encouraging development in urban areas where there are adequate public services. It is also consistent with RCW 36.70A.020 (12), which calls for public services to support permitted development. Annexation would also permit urban growth – and protection of environmentally sensitive areas – as envisioned in the Growth Management Act.

Further, the Highlands Drive Annexation is reported to be consistent with the King County Comprehensive Plan. Following are examples of King County Comprehensive Plan/Countywide

Planning Policies that are addressed by the proposed Highlands Drive Area Annexation:

<u>FW 4; FW-11:</u>	Jurisdictions shall develop plans to protect critical areas.
<u>FW-7; FW-12; LU-31:</u>	The County should identify urban development areas within the Urban Growth Area.
<u>FW-13; FW-30:</u>	Cities are the appropriate providers of local urban services to Urban Areas.
<u>LU-32:</u>	The County should encourage cities to annex territory within their designated potential annexation area.
<u>LU-25; LU-33:</u>	Land within a city's potential annexation area shall be developed according to local and regional growth phasing plans.
<u>U-203:</u>	Population growth should be encouraged in Urban Growth Areas.
<u>U-204:</u>	The County should support annexations that are consistent with Countywide Planning Policies and the State Growth Management Act.
<u>U-208:</u>	Land capacity shall be provided for residential, commercial and industrial growth.
<u>U-304:</u>	Growth should be focused within city boundaries.

The proposed Highlands Drive Annexation (Parcel A and Parcel B) is reportedly consistent with the provisions of RCW 36.93 (Boundary Review Board Regulations). For example, this annexation would be consistent with Objective 1, which calls for the preservation of neighborhoods. This area is linked to Issaquah by geographic features social fabric (e.g., similar land uses, open spaces, common terrain features).

Similarly, the annexation would be consistent with Objective 2, which calls for the use of physical boundaries to demarcate an annexation area. For the Highlands Drive Area, boundaries are primarily formed by roadways and by existing City boundaries.

The Highlands Drive Area Annexation would also be consistent with Objective 3, which calls for creation of logical service areas. Local residents have petitioned for annexation in order that all services and land use regulations affecting their area may be efficiently coordinated by a single local government unit. The City of Issaquah is prepared to govern and serve the area.

The proposed annexation is also reportedly consistent with Objectives 4-7, which call for the achievement of reasonable boundaries for a jurisdiction. While the proposed annexation is small in size, the area lies within the Issaquah PAA and so this incorporation is consistent with City plans to govern and serve the area. This annexation would also be consistent with Objective 8, which calls for inclusion of urban areas within municipalities.

The City of Issaquah has conducted fiscal analyses related to the proposed Highlands Drive Area Annexation. The City finds that revenue and expenditures associated with this action would be at a "de minimus" level. As such, City officials report that the jurisdiction will have sufficient resources to serve the area without a significant impact with respect to cost and adequacy of services, finances, debt structure, or rights of other governmental units. Property owners will assume their share of the regular and special levy rate of the City for capital facilities and public services. Future capital needs and costs will be examined and funded through the Issaquah Capital Investment Program.

Based upon the location of the properties (Parcel A and Parcel B) within the Potential Annexation Area of the City of Issaquah, the small size of the proposed parcels, and the limited value of the affected properties, Issaquah officials are seeking a waiver from review by the Boundary Review Board, as provided in RCW 36.93.110. The Boundary Review Board may agree to consider this request for a waiver, pursuant to RCW 36.93.110.